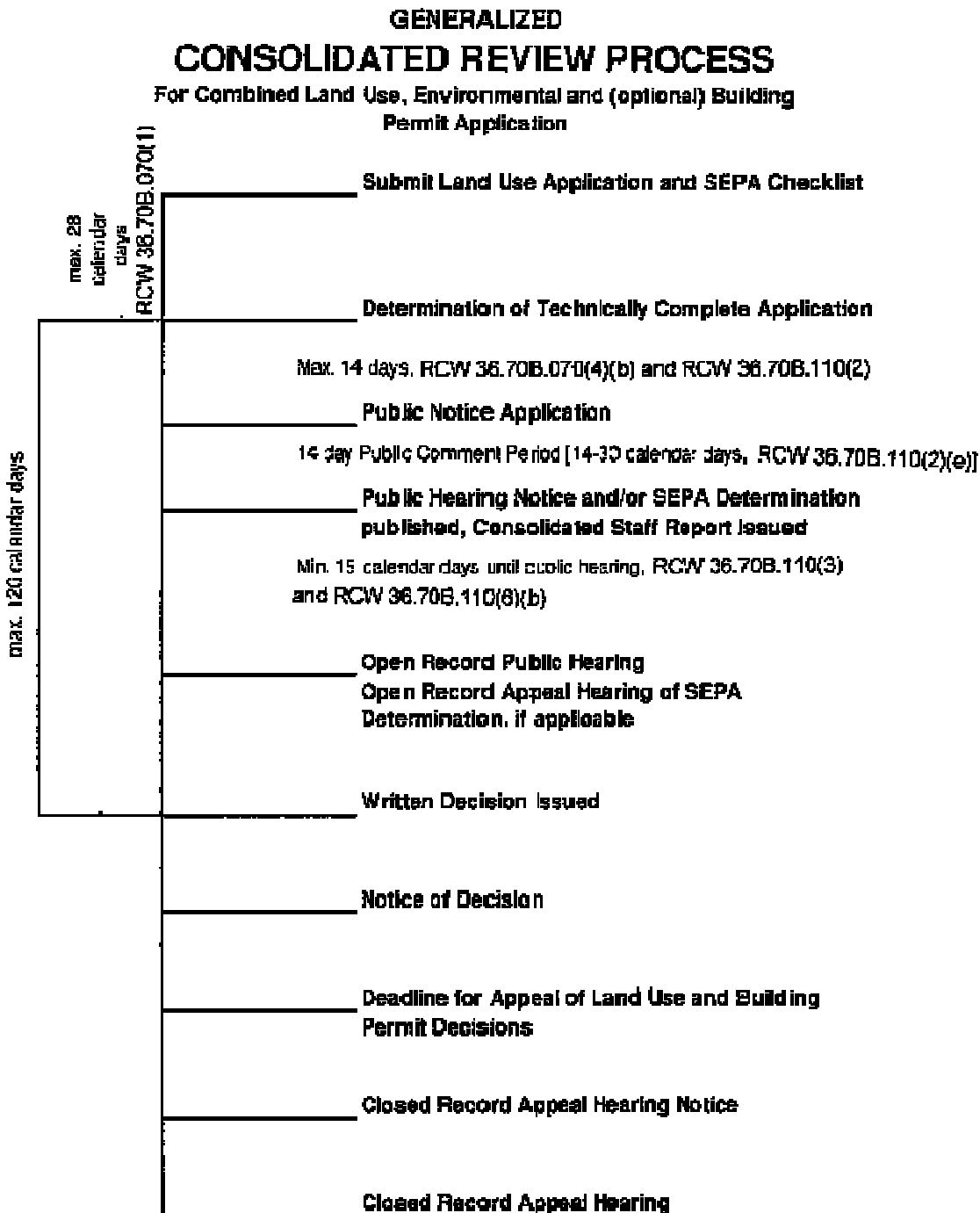


4-8-080.H PERMIT CLASSIFICATION:

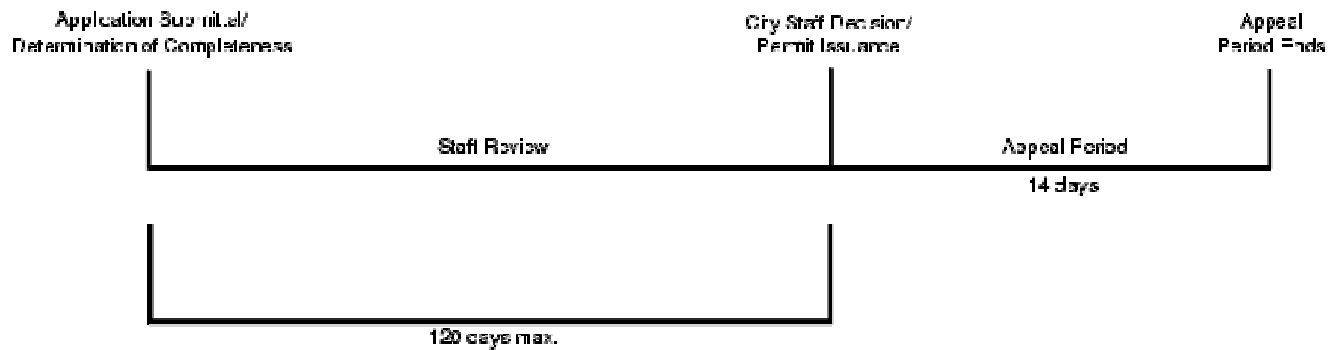
H. REVIEW PROCESSES:



All references in this chart are to sections in the Revised Code of Washington (RCW).

(Amd. Ord. 4974, 6-24-2002)

Type I – Land Use Permits Administrative Review Process

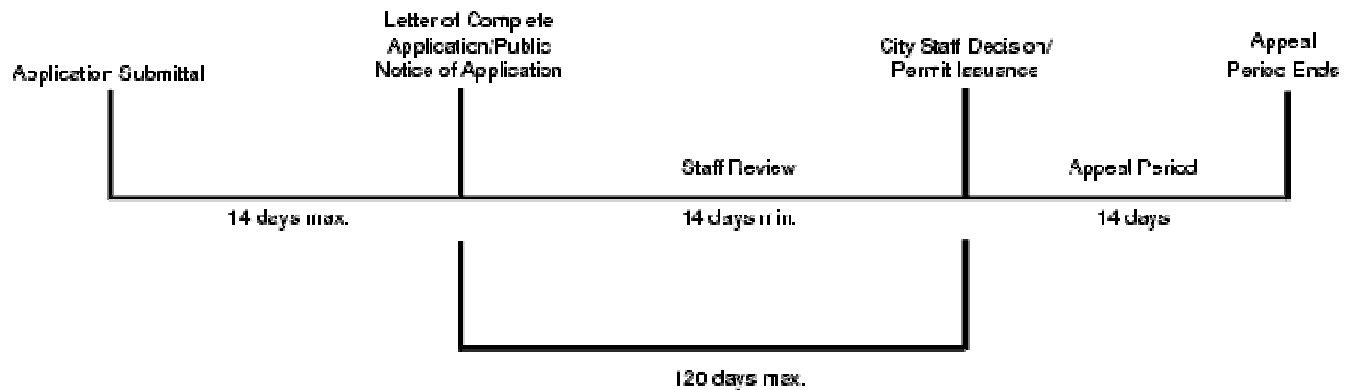


Type I – Staff Review without Public Notice:

- Building and Grading Permits (SEPA exempt) or SEPA/Land Use Permit process completed
- Business Licenses for Home Occupations without customer visits/deliveries
- Deferrals
- Lot Line Adjustments
- Minor Adjustments-Modifications (less than 10%) to a previously approved Site Plan
- Modifications, Deviations, Alternates (administratively approved) of Various Code Standards
- Public Art Exemption Certificates
- Routine Vegetation Management Permits (SEPA exempt)
- Shoreline Exemptions
- Special Fence Permits
- Temporary Use Permits (SEPA exempt): Mobile Food Vendor Tier I
- Waivers
- Other SEPA Exempt Activities/Actions

(Amd. Ord. 4974, 6-24-2002; Ord. 5432, 12-8-2008)

Type II – Land Use Permits Administrative Review Process



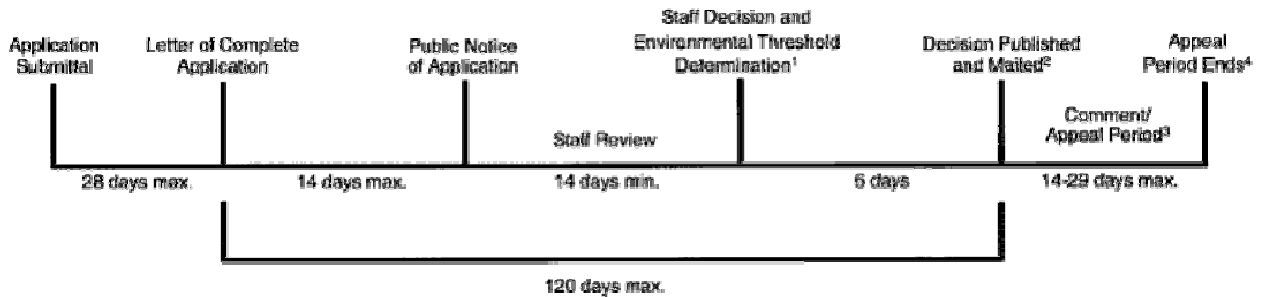
Type II – Staff Review with Public Notice:

- Additional Animals Permits
- Administrative Variances
- Business Licenses for Home Occupations with customer visits/deliveries
- Conditional Approval Permits for Nonconforming Structures
- ~~Additional Animals Permit~~
- Short Plats of 4 lots or less (SEPA exempt)
- Site Plan Review (Administrative) for Secondary Uses (SEPA exempt)
- Temporary Use Permits (SEPA exempt): Tier II
- Temporary Emergency Wetland Permits
- Variances, Administrative

(Amd. Ord. 4963, 5-13-2002; Ord. 4974, 6-24-2002; Ord. 5356, 2-25-2008)

Type III – Land Use Permits

Administrative Review and/or Environmental Review Process



Type III – Environmental Review Committee and Staff Review:

- Binding Site Plans
- Conditional Use Permit (administrative) with Associated Environmental Review
- Development Permits (special flood hazard)
- Environmental Review for a Permitted/Secondary/Accessory Use not requiring any other Land Use Permit
- Master Site Plan Approvals (individual phases)
- Site Plan Review (Administrative) with associated Environmental Review
- Shoreline Substantial Development Permit with associated Environmental Review⁴
- Short Plats of 4 lots or less (non-SEPA exempt)
- Temporary Use Permits (subject to SEPA)
- Building Permits submitted in conjunction with any of the above

¹ Environmental Threshold Determination shall not be issued prior to a 14-day comment period following the mailing of public notice of the development application.

² In the case of a Shoreline Permit, the Washington State Department of Ecology (DOE) and Attorney General's Office are also notified of permit issuance.

³ Comment/Appeal Period may include:

- 1) a 14-day appeal period with no comment period,
- 2) a 15-day combined comment/appeal period, or
- 3) a separate 15-day comment period followed by a 14-day appeal period.

⁴ For Shoreline Substantial Development Permits, a Building Permit shall not be issued until 21 days after the Shoreline Permit decision is filed with DOE and the Attorney General's Office or until any appeal proceedings have concluded.

(Amd. Ord. 4974, 6-24-2002)

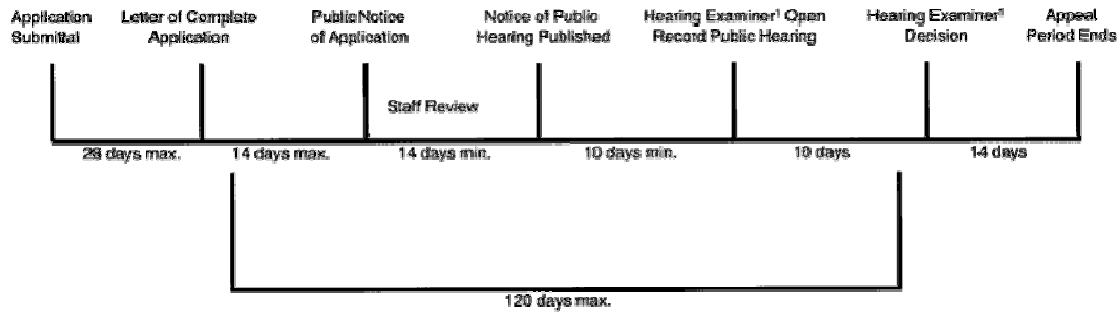
Type IV – Land Use Permits

- Board of Adjustment
- Variances, Administrative (and building permits submitted in conjunction with above)

(Repealed by Ord. 5157, 9-26-2005) (Amd. Ord. 4974, 6-24-2002)

Type V – Land Use Permits

Staff/Hearing Examiner Review Process



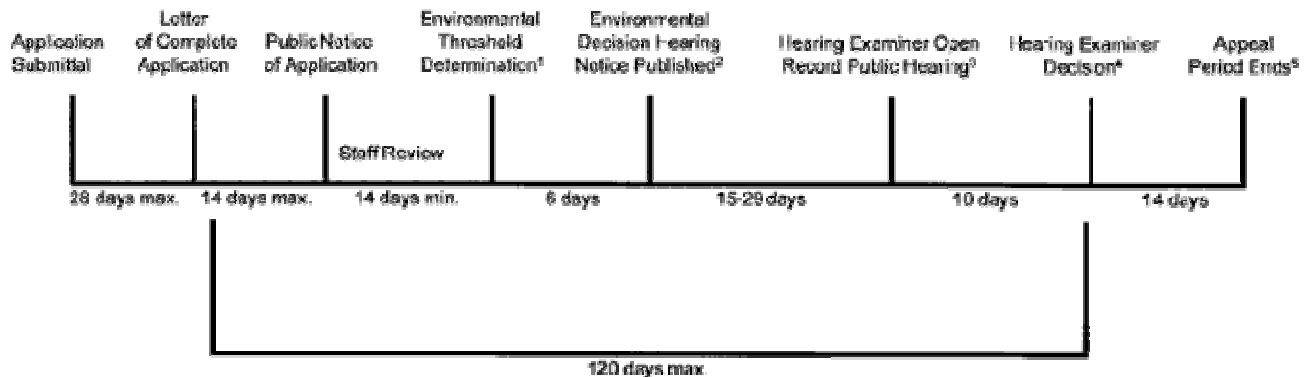
Type V – Staff and Hearing Examiner:

- Conditional Approval Permit for Nonconforming Uses
- Request for Extension of Amortization Period of Adult Use

¹ At City Council discretion, the Council may hold the public hearing and make the decision on conditional approval permits for nonconforming uses.

(Amd. Ord. 4827, 1-24-2000; Ord. 4974, 6-24-2002)

Type VI – Land Use Permits Hearing Examiner/Environmental Review Process



Type VI – Environmental Review Committee and Hearing Examiner:

- Bulk Storage Special Permit
- Conditional Use Permits (Hearing Examiner) with associated Environmental Review
- Environmental Review
- Fill and Grade Permit, Special
- Master Site Plan Approval (overall plan) ~~and Mobile Home Parks, Preliminary and Final~~
- Mobile Home Parks, Preliminary and Final
- Planned Urban Development, Final
- Planned Urban Development, Preliminary, when associated with an existing development that proposes a binding site plan
- Shoreline Conditional Use Permit and Shoreline Variance – Also requires approval of Washington State Department of Ecology (DOE)⁴
- Short Plats of 5 to 9 lots – Environmental Review normally not required, unless previously short platted or on lands covered by water
- Site Plan Review (Administrative) with Environmental Review
- Site Plan Review (Hearing Examiner with associated Environmental Review) and
- Special Permits
- Variances, with associated Hearing Examiner Land Use Review
- Building Permits submitted in conjunction with any of the above

¹ Environmental Threshold Determination shall not be issued prior to a 14-day comment period following the mailing of public notice of the development application.

² Comment/Appeal Period may include:

- 1) a 14-day appeal period with no comment period,
- 2) a 15-day combined comment/appeal period, or
- 3) a separate 15-day comment period followed by a 14-day appeal period.

³ Open Record Appeal of Environmental Threshold Determination may be included in Public Hearing (Hearing Examiner) if applicable.

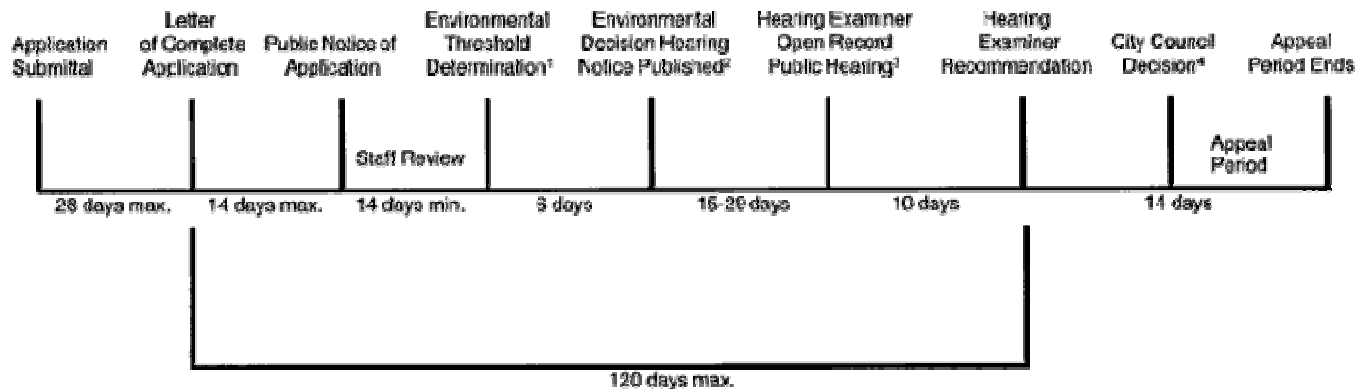
⁴ DOE has up to 30 days to make a decision on a Shoreline Conditional Use Permit and Variance Permit. This time period does not count toward the 120-day maximum time limit for permit decisions.

⁵ For Shoreline Conditional Use Permits and Variances, a Building Permit shall not be issued until 21 days after the permit decision.

(Amd. Ord. 4974, 6-24-2002; Ord. 5153, 9-26-2005)

Type VII – Land Use Permits

City Council/Hearing Examiner Environmental Review Process



Type VII – City Council/Hearing Examiner/Environmental Review Process:

- Preliminary Plats
- Planned Urban Developments, Preliminary
- Rezones, site-specific in conformance with Comprehensive Plan
- Building Permits submitted in conjunction with any of the above
- ~~Rezones, site-specific in conformance with Comprehensive Plan~~

¹ Environmental Threshold Determination shall not be issued prior to a 14-day comment period following the mailing of public notice of the development application.

² Comment/Appeal Period may include:

- 1) a 14-day appeal period with no comment period,
- 2) a 15-day combined comment/appeal period, or
- 3) a separate 15-day comment period followed by a 14-day appeal period.

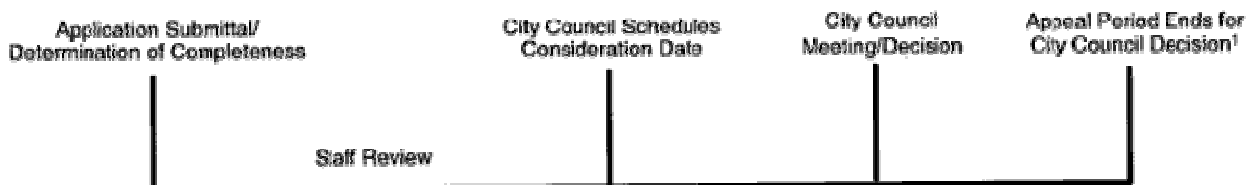
³ Open Record Appeal of Environmental Threshold Determination may be included in Public Hearing (Hearing Examiner) if applicable.

⁴ Appeal of City Council decision to King County Superior Court.

(Amd. Ord. 4974, 6-24-2002; Ord. 5153, 9-26-2005)

Type VIII – Land Use Permits

City Council/Staff Review Process



Type VIII – City Council and Staff Review:

- Final Plats
- Street Vacations²

¹ Appeals of City Council decisions are to King County Superior Court.

² Street Vacations are exempt from the 120-day permit processing time limit.

(Amd. Ord. 4974, 6-24-2002)

Type IX – Land Use Permits City Council/Environmental Review/Staff



Type IX – City Council/Environmental Review Committee (ERC)/Staff

- Development Regulation Amendments except those referred to Planning Commission

¹ Environmental Threshold Determination shall not be issued prior to a 14-day comment period following the mailing of public notice of the development application. Any required comment and/or appeal period must be completed before action is taken.

² Comment/Appeal Period may include:

- 1) a 14-day appeal period with no comment period,
- 2) a 15-day combined comment/appeal period, or
- 3) a separate 15-day comment period followed by a 14-day appeal period.

³ Any appeal of environmental decision shall be heard before the Hearing Examiner.

(Amd. Ord. 4974, 6-24-2002; Ord. 5153, 9-26-2005)

Type X³ – Land Use Permits

City Council/Planning Commission/Environmental Review Process



Type X³ – City Council/Planning Commission/Environmental Review Process:

- Comprehensive Plan Map or Text Amendments
- Rezones with associated Comprehensive Plan Map or Text Amendments
- Development Regulations Text Amendments Referred to Planning Commission

¹ For Comprehensive Plan Map Amendments or Rezones with associated Comprehensive Plan Map Amendments: Environmental Threshold Determination shall not be issued prior to a 14-day comment period following public notice of proposal. Any required SEPA comment and/or appeal periods shall conclude prior to legislative hearing. Any appeal of Environmental Decision shall be heard before the Hearing Examiner.

² For Comprehensive Plan Text Amendments or Development Regulation Text Amendments: Environmental Threshold Determination shall not be issued prior to a 14-day comment period following public notice of proposal. Any required comment and/or appeal period must be completed before action is taken. Any appeal of Environmental Decision shall be heard before the Hearing Examiner.

³ Type X Land Use Permits are exempt from the requirements of State Regulatory Reform Act.

(Ord. 4587, 3-18-1996; Amd. Ord. 3-17-1997; Ord. 4974, 6-24-2002; Ord. 4975, 7-1-2002; Ord. 5153, 9-26-2005)

Type XI – Land Use Permits
Reserved for Annexations

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